

March 26, 2011

City of Lafayette

2011 Action Plan – Draft



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Annual Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

Narrative Responses

ACTION PLAN

Annual Action Plan includes the [SF 424](#) and is due every year no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Executive Summary 91.220(b)

1. The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

The City of Lafayette receives funding from the U.S. Department of Housing and Urban Development (HUD) each year to encourage affordable housing development, sustain affordable housing, support economic development efforts, prevent homelessness, and help people living with HIV/AIDS. Once every five years the City of Lafayette must conduct an assessment of the needs of the community and develop strategies for utilizing the funds they will receive, as required by HUD, in a Consolidated Plan. The document serves to meet that requirement and outline goals and methods for helping distressed neighborhoods re-build. Each year, the City of Lafayette must create an Action Plan document that spells out the specific activities and resources it will use to reach the five-year goals in the Consolidated Plan. The current Consolidated Plan covers the years 2010 through 2014. This Action Plan is the 2nd year of that 5 year plan.

The City of Lafayette is located within Tippecanoe County, Indiana. Tippecanoe County is a primarily rural community along Interstate 65, northwest of Indianapolis. Lafayette is what the U.S. Department of Housing and Urban Development (HUD) calls an entitlement City because the City receives an allocation of the Community Development Block Grant (CDBG) funds each year. Funding is allocated to Lafayette based on formulas calculating data from the U.S. Census, including the need in the community, the general population numbers, the number of pre-1940's housing stock and other general information.

In conjunction with the City of West Lafayette, the City of Lafayette, will also receive an annual allocation of HOME funds. The unincorporated areas in Tippecanoe County, the Town of Battle Ground, Lafayette, and West Lafayette have formed a consortium to share an annual allocation of HOME Investment Partnerships Program (HOME) dollars. This grouping of leaders is called the HOME Consortium. The staff at the City of Lafayette is responsible for the implementation and administration of the HOME funds at the behest of the HOME Consortium.

Typically, the City of Lafayette would estimate the amounts of each grant based on the federal budget passed in September of the previous year, in this case, September of 2010. However, the federal government has not passed a budget for the 2011 year and with numerous cuts in program dollars expected, the City of Lafayette is estimating three different funding levels. The City of Lafayette expects funding in 2011 to be the same as 2010, 30 percent less than 2010 or 60 percent less than 2010. Projects have been contingently awarded based on the possible funding levels below.

| Program | Level Funding (0%) | 30% Decrease | 60% Decrease |
|----------------|---------------------------|---------------------|---------------------|
| CDBG | \$702,716 | \$491,901 | \$281,086 |

The allocation of HOME funds for the 2010 fiscal year was \$987,208. Cuts for this program are only estimated at 10 percent from the previous year. Given that possibility, the City of Lafayette estimates the HOME allocation will be \$888,487.

Over the next year, the City of Lafayette will work towards the following goals and strategies. The annual goals will be reduced if funding for the 2011 year is reduced. Accomplishments in parentheses are based on the amount of cut in funding. The 2011 Action Plan will outline the methods, projects, and programs for accomplishing them.

1. Stabilize homeownership within Lafayette.

| Strategy | One -Year Goal |
|---|---|
| Provide repairs for homeowners who are unable to save for large repairs, targeting households under 80 percent of the area median income. | 5 units (30% - 3 units) (60% - 1 units) |
| Provide emergency repairs for low to moderate income seniors enabling them to stay in their own homes longer. | 100 units (30% - 70 units) (60% - 40 units) |
| Educate prospective homebuyers on the home buying experience, foreclosure prevention and regular home maintenance. | 0 people |
| Provide down payment assistance to help first-time homebuyers achieve homeownership | 0 households |
| Assist with lead-based paint testing and abatement of lead-based paint from homes with small children via home repair. | 0 households |
| Acquisition/rehab existing homes in established Lafayette neighborhoods to sell to low to moderate income families | 15 units (30% - 10 units) (60% - 5 units) |

2. Encourage responsible rental unit creation and maintenance.

| Strategy | One - Year Goal |
|---|--|
| Create and renovate rental housing for low to moderate income seniors | 0 units |
| Provide tenant counseling to educate tenants on rights in foreclosure of homes and legal responsibilities for caring for the home | 0 people |
| Develop rental housing for low and very low income families, infill projects, re-purpose buildings, smart growth | 44 units (30% - 30 units) (60% - 17 units) |

3. Support programs that educate neighbors on what to do to help neighbors who are now homeless or at risk of homelessness.

| Strategy | One -Year Goal |
|---|---|
| Develop new permanent supportive housing for people who are homeless and have special needs, such as domestic violence victims and chronically homeless, with requirements for agencies to follow CSH Dimensions of Quality | 10 units (30% - 7 units) (60% - 4 units) |
| Coordinate efforts with the Indiana Housing and Community Development Authority and local service providers to increase funding resources to serve those who are homeless and living in temporary or transitional housing. | Find 1 additional funding resource |
| Support case management and other services for people who are homeless or at-risk of becoming homeless, with requirements for agencies to follow harm reduction policies. | 200 people (30% - 140 people) (60% - 80 people) |
| Provide rent and utility assistance to people at-risk of homelessness | 35 people (30% - 24 people) (60% - 14 people) |

4. Support the needs of people living with HIV/AIDS and their families.

| Strategy | One -Year Goal |
|---|---|
| Support case management and other services for people living with HIV/AIDS | 40 people (30% - 28 people) (60% - 16 people) |
| Form a partnership with local service providers to access funding that will support services and housing for persons living with HIV/AIDS | Find 1 additional funding resources |

5. Support social services that meet the basic needs of low income families and households.

| Strategy | One-Year Goal |
|--|--|
| Support social service programs that provide case management and other supportive services for low to moderate income households | 3,988 people (30% - 2,780 people) (60% - 1,596 people) |

6. Improve public infrastructure and public facilities.

| Strategy | One - Year Goal |
|---|--|
| Upgrade pocket parks for use by residents in low to moderate income neighborhoods | 1 park (any cuts – 0 parks) |
| Install/retrofit ramps, sidewalks and curb cuts on public streets to comply with the Americans with Disabilities Act (ADA). | 40 people (30% - 28 people) (60% - 16 people) |
| Install sustainable drainage features to reduce storm water run-off in low to moderate income neighborhoods | 600 people (30% - 420 people) (60% - 240 people) |
| Support the improvement of public facilities and community centers | 909 people (30% - 636 people) (60% - 363 people) |

7. Encourage economic development activities.

| Strategy | One -Year Goal |
|---|--|
| Assist businesses with façade renovations | 3 businesses (30% - 2 businesses) (60% - 1 business) |
| Encourage the creation of new jobs through the use of an economic development toolbox | 2 jobs (any cuts – 0 jobs) |
| Support job training and placement efforts by local service providers | 12 people (30% - 9 people) (60% - 6 people) |

The final goal does not have specific measurable outputs. This goal instead addresses the desire of the City of Lafayette to continue its working relationship with the City of West Lafayette and improve upon the current coordination efforts. Below are the goals, strategies, objectives, and outcomes.

8. Improve administration and coordination between the cities of Lafayette and West Lafayette.

| Strategy |
|---|
| Coordinate public meetings to compliment each other's Consolidated Planning efforts and utilize all meetings as a way to provide citizen input to each other's plans |
| Coordinate volunteer efforts to help both communities and reach all low to moderate income census tracts |
| Develop stronger relationships with other HUD entitlement cities to share ideas and expertise. Use this network on a bi-annual basis to improve efforts in the local community. |

Citizen Participation 91.220(b)

2. Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.
3. Provide a summary of citizen comments or views on the plan.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

The citizen participation process for the 2011 Action Plan was more limited than the previous year because of the plan only covering one year of the 2010-2014 Consolidated Plan. The City of Lafayette conducted public meetings through the months of February and March 2011 to present ideas and projects for possible funding. Attendance from local service providers and advocacy groups was high. Staff held meetings on the following dates:

| City | Date | # of Attendees |
|-----------------|-------------------|----------------|
| Lafayette | February 15, 2011 | 19 |
| Lafayette | March 10, 2011 | 13 |
| HOME Consortium | February 10, 2011 | 18 |
| HOME Consortium | March 9, 2011 | 12 |

In addition, the staff participates in a large number of advocacy groups, such as Weed and Seed, the Homelessness Intervention and Prevention Network, the Human Relations Commission and the HOME Consortium. Because these groups meet year-round, the Lafayette staff is continually aware of the changes and needs of the community and people the CDBG and HOME funds are intended to serve. The citizen participation process goes year long, rather than for a period of time surrounding the development of the Action Plan.

The City of Lafayette hired an independent contract, City Consultants & Research, LLC to help compose the 2011 Action Plan. During that process, the independent contractor did conduct phone consultations with some stakeholders. Listed below are the people and organizations contacted.

| Name | Organization |
|-----------------|-------------------------|
| Catherine Moran | The Center @ Jenks Rest |
| | |
| | |
| | |
| | |

The City of Lafayette also utilized the efforts of a Purdue University student intern to determine the areas in which citizen participation can improve. The focus of the project was the desire to combine traditional techniques, such as public hearings, media releases, task forces, with newer digital technique, whether it be the use of social media, information hotlines, discussion boards, mobile applications, to reach the growing digital population. In order to understand how people of Lafayette participate and understand why they do not participate, the intern administered a survey to a random sample of 500 people. 400 addresses were selected at random from the City's utility mailing list and 100 were handed out at City meetings and mailed to people on the NOFA mailing list as well as being available at the Community & Economic Development Office. Appendix A has a copy of the survey instrument the intern used.

The intern is also reviewing the current citizen participation plan and is establishing a set of recommendations based on survey results. This information will go beyond the use for the Consolidated Planning process and help other City offices to attract more people. Recommendations will be presented to City staff after the release of this draft document. However, from the initial information collected, the need to incorporate more technology will be incorporated into the revised citizen participation plan. Technology examples include information hot-lines for larger issues and eGov applications.

The City of Lafayette released a draft copy of this document for public comment on March 26, 2011. Copies were available on the City's website as well as in the Development Department offices. Public comments and the responses have been included as part of Appendix B.

Resources 91.220(c)(1)) and (c)(2)

5. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.
6. Explain how federal funds will leverage resources from private and non-federal public sources.

The City of Lafayette is located within Tippecanoe County, Indiana. Tippecanoe County is a primarily rural community along Interstate 65, northwest of Indianapolis. Lafayette is what the U.S. Department of Housing and Urban Development (HUD) calls an entitlement City because the City receives an allocation of the Community Development Block Grant (CDBG) funds each year. Funding resources from HUD are allocated to the cities based on formulas calculating data from the U.S. Census, including the need in the community, the general population numbers, the number of pre-1940's housing stock, and other general information.

Tippecanoe County is also home to four incorporated towns, Battle Ground, Dayton, Clarks Hill, and Shadeland. The unincorporated areas in the county, Battle Ground, Lafayette, and West

Lafayette have formed a consortium to share an annual allocation of HOME Investment Partnerships Program (HOME) dollars. This grouping of leaders is called the HOME Consortium. Other areas wanting to be admitted to the HOME Consortium had until March 11, 2011 to apply. The XXXX, were admitted as part of the HOME Consortium. The staff at the City of Lafayette is responsible for the implementation and administration of the HOME funds at the behest of the HOME Consortium.

Table I-III shows the types of grants that will serve the City of Lafayette, the expected amount, and eligible uses. This document will serve as a guideline for how the City of Lafayette will spend those dollars in 2011.

Table I-III: Annual Allocations of Grant Dollars for the City of Lafayette, 2010.

| Recipient | Source | Eligible Use | 2011 Allocation |
|-------------------|--------|---|--|
| City of Lafayette | CDBG | Supply decent housing, expand economic opportunities, and provide services for persons earning 80 percent or less of median family income. Eliminate slum and blight. | Possible 2011 Allocations: \$702,716, \$491,900 or \$281,086 <i>Five year Estimate:</i> \$3,513,000 |
| HOME Consortium | HOME | Expand the availability of decent, affordable housing for individuals and families earning 80 percent or less of median family income. | 2011 Allocation: \$888,487 <i>Five year Estimate:</i> \$4,905,000 |

Social service providers, including those who serve the homeless and people living with HIV/AIDS, rely on other sources of funding. There are 23 agencies that receive financial support from the United Way of Greater Lafayette and some of those agencies also apply to the State of Indiana for other resources, many of which also come from the U.S. Department of Housing and Urban Development. However, agencies must submit competitive applications to receive these funds over other agencies throughout the state of Indiana. For many of the social service agencies, the total funding they will acquire over the next year will exceed \$5 million of private and public resources.

Annual Objectives 91.220(c)(3)

***If not using the CPMP Tool:** Complete and submit Table 3A.

***If using the CPMP Tool:** Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

| <input checked="" type="checkbox"/> | Objective Category Decent Housing Which includes: | <input checked="" type="checkbox"/> | Objective Category: Expanded Economic Opportunities Which includes: | <input checked="" type="checkbox"/> | Objective Category: Expanded Economic Opportunities Which includes: |
|-------------------------------------|--|-------------------------------------|--|-------------------------------------|--|
| <input checked="" type="checkbox"/> | assisting homeless persons obtain affordable housing | <input checked="" type="checkbox"/> | improving the safety and livability of neighborhoods | <input checked="" type="checkbox"/> | job creation and retention |
| <input type="checkbox"/> | assisting persons at risk of becoming homeless | <input type="checkbox"/> | eliminating blighting influences and the deterioration of property and facilities | <input type="checkbox"/> | establishment, stabilization and expansion of small business (including micro-businesses) |
| <input checked="" type="checkbox"/> | retaining the affordable housing stock | <input type="checkbox"/> | increasing the access to quality public and private facilities | <input type="checkbox"/> | the provision of public services concerned with employment |
| <input type="checkbox"/> | increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability | <input type="checkbox"/> | reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods | <input type="checkbox"/> | the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan |
| <input type="checkbox"/> | increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence | <input type="checkbox"/> | restoring and preserving properties of special historic, architectural, or aesthetic value | <input type="checkbox"/> | availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices |
| <input type="checkbox"/> | providing affordable housing that is accessible to job opportunities | <input type="checkbox"/> | conserving energy resources and use of renewable energy sources | <input type="checkbox"/> | access to capital and credit for development activities that promote the long-term economic social viability of the community |

7. Provide a summary of specific objectives that will be addressed during the program year.

The goals set in the 2010-2014 Consolidated Plan cover the City of Lafayette as well as the City of West Lafayette and the entire HOME Consortium. For the purpose of this document, the strategies listed are only those for which the City of Lafayette will be administratively responsible. The objectives and goals will be addressed with the 2011 allotment of CDBG dollars and HOME dollars.

HUD has selected the objective categories and outcomes for the City of Lafayette. There are three objective categories and three outcome categories. The three objective categories are:

1. Providing decent housing
2. Creating a suitable living environment
3. Creating economic opportunities

Three outcomes are measured under each of the three objectives. The outcomes are:

1. Improving availability or accessibility of units or services
2. Improving affordability not just of housing but also of other services
3. Improving sustainability by promoting viable communities

Every goal, strategy and project must meet one of the above objectives. The goals and strategies show the one-year measurable outcome under the above HUD measurements for the 2011 fiscal year.

1. Stabilize homeownership within Lafayette.

| Strategy | One -Year Goal | Objective | Outcome |
|---|---|----------------|----------------|
| Provide repairs for homeowners who are unable to save for large repairs, targeting households under 80 percent of the area median income. | 15 units (30% - 10 units) (60% - 5 units) | Decent Housing | Sustainability |
| Provide emergency repairs for low to moderate income seniors enabling them to stay in their own homes longer. | 100 units (30% - 70 units) (60% - 40 units) | Decent Housing | Sustainability |
| Educate prospective homebuyers on the home buying experience, foreclosure prevention and regular home maintenance. | 0 people | Decent Housing | Affordability |
| Provide down payment assistance to help first-time homebuyers achieve homeownership | 0 households | Decent Housing | Affordability |
| Assist with lead-based paint testing and abatement of lead-based paint from homes with small children via home repair. | 0 households | Decent Housing | Sustainability |
| Acquisition/rehab existing homes in established Lafayette neighborhoods to sell to low to moderate income families | 15 units (30% - 10 units) (60% - 5 units) | Decent Housing | Affordability |

2. Encourage responsible rental unit creation and maintenance.

| Strategy | One - Year Goal | Objective | Outcome |
|---|--|----------------|---------------|
| Create and renovate rental housing for low to moderate income seniors | 0 units | Decent Housing | Affordability |
| Provide tenant counseling to educate tenants on rights in foreclosure of homes and legal responsibilities for caring for the home | 0 people | Decent Housing | Affordability |
| Develop rental housing for low and very low income families, infill projects, re-purpose buildings, smart growth | 44 units (30% - 30 units) (60% - 17 units) | Decent Housing | Affordability |

3. Support programs that educate neighbors on what to do to help homeless neighbors or neighbors who are at risk of becoming homeless.

| Strategy | One -Year Goal | Objective | Outcome |
|---|---|----------------|--------------------------------|
| Develop new permanent supportive housing for people who are homeless and have special needs, such as domestic violence victims and chronically homeless, with requirements for agencies to follow CSH Dimensions of Quality | 10 units (30% - 7 units) (60% - 4 units) | Decent Housing | Availability/ Accessibility |
| Coordinate efforts with the Indiana Housing and Community Development Authority and local service providers to increase funding resources to serve those who are homeless and living in temporary or transitional housing. | Find 1 additional funding resources | Decent Housing | Availability/ Accessibility |
| Support case management and other services for people who are homeless or at-risk of becoming homeless, with requirements for agencies to follow harm reduction policies. | 200 people (30% - 140 people) (60% - 80 people) | Decent Housing | Availability/ Accessibility |
| Provide rent and utility assistance to people at-risk of homelessness | 35 people (30% - 24 people) (60% - 14 people) | Decent Housing | Sustainability |

4. Support the needs of people living with HIV/AIDS and their families.

| Strategy | One -Year Goal | Objective | Outcome |
|---|---|-----------------------------------|--------------------------------|
| Support case management and other services for people living with HIV/AIDS | 40 people (30% - 28 people) (60% - 16 people) | Suitable Living Environment | Availability/ Accessibility |
| Form a partnership with local service providers to access funding that will support services and housing for persons living with HIV/AIDS | Find 1 additional funding resources | Decent Housing | Availability/ Accessibility |

5. Support social services that meet the basic needs of low income families and households.

| Strategy | One-Year Goal | Objective | Outcome |
|--|--|-----------------------------------|--------------------------------|
| Support social service programs that provide case management and other supportive services for low to moderate income households | 3,988 people (30% - 2,780 people) (60% - 1,596 people) | Suitable Living Environment | Availability/ Accessibility |

6. Improve public infrastructure and public facilities.

| Strategy | One - Year Goal | Objective | Outcome |
|---|--|-----------------------------------|--------------------------------|
| Upgrade pocket parks for use by residents in low to moderate income neighborhoods | 1 park (any cuts – 0 parks) | Suitable Living Environment | Sustainability |
| Install/retrofit ramps, sidewalks and curb cuts on public streets to comply with the Americans with Disabilities Act (ADA). | 40 people (30% - 28 people) (60% - 16 people) | Suitable Living Environment | Availability/ Accessibility |
| Install sustainable drainage features to reduce storm water run-off in low to moderate income neighborhoods | 600 people (30% - 420 people) (60% - 240 people) | Suitable Living Environment | Sustainability |
| Support the improvement of public facilities and community centers | 909 people (30% - 636 people) (60% - 363 people) | Suitable Living Environment | Availability/ Accessibility |

7. Encourage economic development activities.

| Strategy | One -Year Goal | Objective | Outcome |
|---|--|----------------------|--------------------------------|
| Assist businesses with façade renovations | 3 businesses (30% - 2 businesses) (60% - 1 business) | Economic Opportunity | Sustainability |
| Encourage the creation of new jobs through the use of an economic development toolbox | 2 jobs (any cuts – 0 jobs) | Economic Opportunity | Availability/ Accessibility |
| Support job training and placement efforts by local service providers | 12 people (30% - 9 people) (60% - 6 people) | Economic Opportunity | Availability/ Accessibility |

The final goal does not have specific measurable outputs. This goal instead, addresses the desire of the City of Lafayette to continue its working relationship with the City of Lafayette and improve upon the current coordination efforts. Below are the goal, strategies, objectives, and outcomes.

8. Improve administration and coordination between the cities of Lafayette and West Lafayette.

| Strategy | Objective | Outcome |
|---|-----------------------------------|----------------|
| Coordinate public meetings to compliment each other's Consolidated Planning efforts and utilize all meetings as a way to provide citizen input to each other's plans | Suitable Living Environment | Sustainability |
| Coordinate volunteer efforts to help both communities and reach all low to moderate income census tracts | Suitable Living Environment | Sustainability |
| Develop stronger relationships with other HUD entitlement cities to share ideas and expertise. Use this network on a bi-annual basis to improve efforts in the local community. | Suitable Living Environment | Sustainability |

Description of Activities 91.220(d) and (e)

***If not using the CPMP Tool:** Complete and submit Table 3C

***If using the CPMP Tool:** Complete and submit the Projects Worksheets and the Summaries Table.

8. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.

Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).

The City of Lafayette will complete the following projects in 2011. Awards for these projects are subject to change from the public comment period and approval by the City of Lafayette Council. Complete project worksheets are included as Appendix C.

For CDBG Funded Activities:

| Organization | Funding Level #1 | Funding Level #2 | Funding Level #3 | Objective Category | Outcome Category |
|---|------------------|------------------|------------------|-----------------------------|----------------------------|
| Housing/Public Improvements and Administration | \$790,547 | \$611,354 | \$432,162 | | |
| Center at Jenk's Rest - SHARP | \$65,000 | \$50,000 | \$50,000 | Decent Housing | Sustainability |
| City of Lafayette - ADA Improvements | \$50,000 | \$50,000 | \$50,000 | Suitable Living Environment | Availability/Acceptability |
| City of Lafayette - Sidewalks and Curb Replacement | \$450,904 | \$359,974 | \$247,945 | Suitable Living Environment | Availability/Acceptability |
| City of Lafayette - South Tipp Park | \$25,000 | \$25,000 | \$- | Suitable Living Environment | Sustainability |
| City of Lafayette - Street Tree Planting | \$5,000 | \$- | \$- | Suitable Living Environment | Sustainability |
| Tippecanoe County Child Care - window replacement | \$21,100 | \$- | \$- | Suitable Living Environment | Sustainability |
| City of Lafayette - Unsafe Buildings | \$15,000 | \$10,000 | \$10,000 | Suitable Living Environment | Sustainability |
| Contingency Hanna Community Center | \$18,000 | \$18,000 | \$18,000 | Suitable Living Environment | Sustainability |
| City of Lafayette - Administration | \$140,543 | \$98,380 | \$56,217 | N/A | N/A |

| Organization | Funding Level #1 | Funding Level #2 | Funding Level #3 | Objective | Outcome |
|--|------------------|------------------|------------------|-----------------------------|----------------------------|
| Public Service Programs | \$105,407 | \$73,785 | \$42,162 | | |
| Lafayette Urban Ministries | \$17,000 | \$11,900 | \$6,000 | Decent Housing | Availability/Acceptability |
| Weed-n-Seed | \$22,757 | \$15,930 | \$8,662 | Decent Housing | Availability/Acceptability |
| Food Finders Food Bank | \$6,800 | \$4,760 | \$4,000 | Suitable Living Environment | Availability/Acceptability |
| Lafayette Transitional Housing Center | \$10,950 | \$7,665 | \$4,000 | Suitable Living Environment | Availability/Acceptability |
| Mental Health America of Tippecanoe County | \$6,400 | \$4,480 | \$4,000 | Suitable Living Environment | Availability/Acceptability |
| YWCA | \$6,500 | \$4,550 | \$4,000 | Suitable Living Environment | Availability/Acceptability |
| Riggs Community Health Center | \$13,000 | \$9,100 | \$5,000 | Suitable Living Environment | Availability/Acceptability |
| Tippecanoe County Child Care | \$22,000 | \$15,400 | \$6,500 | Suitable Living Environment | Availability/Acceptability |

For HOME funded Activities:

| Project | Funding Requested | Objective | Outcome |
|---|-------------------|----------------|----------------------------|
| HOME Homeownership Activities | \$472,959 | Decent Housing | Affordability |
| BDCIN & Lafayette NSP – Chatham Square | \$212,726 | Decent Housing | Affordability |
| HOME Rental Activities | \$69,530 | Decent Housing | Affordability |
| New Chauncey Housing, Inc. | \$22,212 | Decent Housing | Availability/Accessibility |
| Wabash Valley Trust for Historic Preservation | \$22,212 | Decent Housing | Availability/Accessibility |
| City of Lafayette – Administration | \$88,848 | N/A | N/A |

Geographic Distribution/Allocation Priorities 91.220(d) and (f)

9. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
10. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.

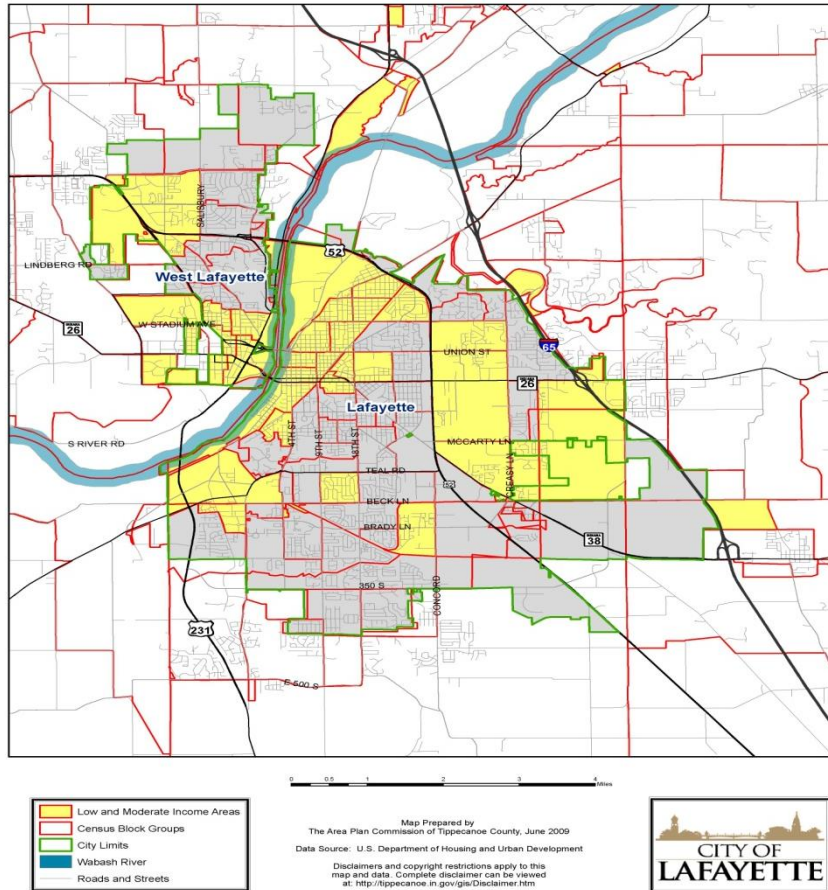
According to the 2010 Census, Tippecanoe County was home to 172,780 individuals. That is a 15.9 percent increase from the 2000 census. More specific information from the 2010 census was not readily available at the time of this document's publication. The City of Lafayette is the county seat for Tippecanoe County and is the largest incorporated area and home to the largest portion of the county's population. An estimated 67,140 people call Lafayette home.

*Table III-I:
Estimated
Population by
CDBG City and
County.
Source: U.S.
Census and
STATS Indiana.*

| | 1990 | 2000 | 2010 | Change from 1990-2010 |
|-------------------|---------|---------|---------|--------------------------|
| Lafayette | 43,764 | 60,525 | 67,140 | 53.4% |
| West Lafayette | 25,907 | 28,778 | 29,596 | 14.2% |
| Tippecanoe County | 130,598 | 148,955 | 172,780 | 32.2% |

The City of West Lafayette is home to Purdue University and is located on the west side of Lafayette, with a river separating the two cities geographically. Approximately 29,596 people call West Lafayette home, not including students. Table III-I shows the population growth of Tippecanoe County and the cities since 1990.

The City of Lafayette and West Lafayette have a number of low to moderate-income census tracts located within their borders. A low to moderate-income census tract is defined as a census tract with 51 percent or more of the population earning incomes below 80 percent of the median family income. Priorities for activities that benefit a whole neighborhood, such as infrastructure improvement and park facility upgrades are reserved for these areas. Figure III-I shows the area of low to moderate census tracts.



*Figure III-I:
Concentration
of Low to
Moderate
Income
Census Tracts.
Source: The
Area Planning
Commission of
Tippecanoe
County, 2009.*

From the 2010 census, the basic racial makeup of the City of Lafayette is 83.6% White, 6.2% African American, 1.4% Asian, and 8.9% other racial minorities, which is comprised of the typical racial/ethnic categories found in the Census. These categories include: (1) American Indian and Alaska Native, (2) Native Hawaiian and Other Pacific Islander, and (3) Other. All racial minorities increased from 2000 to 2010. However, the results under the 2010 Census with the largest increases occurred in the “some other race” and “two or more races” categories.

The 2010 Analysis of Impediments reviewed the concentration of minorities within Tippecanoe County. Regardless of race or ethnicity, the statistical impact of minorities is solely within the borders of the cities of Lafayette and West Lafayette. Because these minorities represent such a small portion of the population and do not make up a concentration in the community any larger than 15 percent, the cities of Lafayette and West Lafayette must find ways to target these minorities to inform them of available beneficial programs.

Funding for programs will be directed to programs and projects that meet the following criteria:

- Meet a goal of the 2010-2014 Consolidated Plan
- Demonstrate a significance of need

- Serve an eligible area within Tippecanoe County or the cities of Lafayette and West Lafayette, depending on the grant used
- Project or program is eligible under HUD rules
- Create a visual impact in the neighborhood, particularly if an infrastructure project
- Benefits persons at-risk of homelessness or who are homeless
- Benefits a special needs population
- Serves a low to moderate income census tract

Activities and projects that meet all the above criteria receive the highest priority, reducing the amount of funding spent on programs or projects that meet only few or none of the above criteria.

One of the most difficult tasks the cities of Lafayette and West Lafayette have is finding enough adequate funding to meet the underserved needs. Both cities strive to support as many programs as possible; however, by doing so the limited funds they currently receive do not support the demand for services. Funding may be adequate enough to provide the direct services to the client, but it may not cover the administrative expenses that come with providing the services to the client.

Another obstacle for some of the housing developers in the area is securing enough funding to meet the match requirements of the HOME program. The HOME program usually requires that the developer match 25 cents for every dollar awarded. This is an obstacle for some of the local non-profit housing developers as they only able to complete smaller scale projects every year, rather than leveraging large projects as are often found in larger cities.

Currently, the City of Lafayette through the Chatham Square project has a large amount of banked match, approximately 15.39 million dollars of other funding resources. This means this single project has leveraged enough dollars that it exceeds it's own match requirement of 25 percent by enough that the entire HOME Consortium will meet the HOME match requirement for years to come. While this positive outcome helps meet federal requirements, the City of Lafayette will continue to work with Community Housing Development Organizations to locate other funding resources that will help them achieve their goals.

Annual Affordable Housing Goals 91.220(g)

***If not using the CPMP Tool:** Complete and submit Table 3B Annual Housing Completion Goals.

***If using the CPMP Tool:** Complete and submit the Table 3B Annual Housing Completion Goals.

11. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

The City of Lafayette will utilize CDBG and HOME dollars primarily to sustain affordable housing and to renovate vacant homes for homeownership. Because of the high rental rates in the community as a result of Purdue University, increasing and preserving homeownership is a high priority. According to the 2010-2014 Consolidated Plan, renters in Tippecanoe County occupy 67.3 percent of housing units. Homeowners only occupy 32.7 percent of residential units. The homeownership rate in Lafayette is only slightly better 52.8 percent, still behind Tippecanoe County.

The following are housing goals to be accomplished in the next year. Table 3-B is included as part of Appendix D.

1. Stabilize homeownership within Lafayette.

| Strategy | One -Year Goal | Objective | Outcome |
|---|---|----------------|----------------|
| Provide repairs for homeowners who are unable to save for large repairs, targeting households under 80 percent of the area median income. | 3 units (30% - 3 units) (60% - 1 units) | Decent Housing | Sustainability |
| Provide emergency repairs for low to moderate income seniors enabling them to stay in their own homes longer. | 100 units (30% - 70 units) (60% - 40 units) | Decent Housing | Sustainability |
| Educate prospective homebuyers on the home buying experience, foreclosure prevention and regular home maintenance. | 0 people | Decent Housing | Affordability |
| Provide down payment assistance to help first-time homebuyers achieve homeownership | 0 households | Decent Housing | Affordability |
| Assist with lead-based paint testing and abatement of lead-based paint from homes with small children via home repair. | 0 households | Decent Housing | Sustainability |
| Acquisition/rehab existing homes in established Lafayette neighborhoods to sell to low to moderate income families | 15 units (30% - 10 units) (60% - 5 units) | Decent Housing | Affordability |

2. Encourage responsible rental unit creation and maintenance.

| Strategy | One - Year Goal | Objective | Outcome |
|---|--|----------------|---------------|
| Create and renovate rental housing for low to moderate income seniors | 0 units | Decent Housing | Affordability |
| Provide tenant counseling to educate tenants on rights in foreclosure of homes and legal responsibilities for caring for the home | 0 people | Decent Housing | Affordability |
| Develop rental housing for low and very low income families, infill projects, re-purpose buildings, smart growth | 44 units (30% - 30 units) (60% - 17 units) | Decent Housing | Affordability |

Public Housing 91.220(h)

12. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
13. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

The Lafayette Housing Authority serves Tippecanoe County. It does not have any public housing developments of its own and only administers programs related to the Section 8 Housing Choice Voucher program. The mission of the Lafayette Housing Authority is to:

- Provide affordable housing opportunities
- To stimulate the development of and increase the availability of affordable housing
- To ensure safe and decent housing for program participants
- To promote self-sufficiency and independence
- To be fiscally responsible
- To perform these charges without discrimination and with respect to the people it serves

The Lafayette Housing Authority will continue four main programs to benefit low to moderate-income clients. Three of these programs are executed through the use of Section 8 Housing Choice Vouchers. The HOME Consortium and the City of Lafayette supports one program.

Section 8 vouchers, from the U.S. Department of Housing and Urban Development (HUD) allow households to access housing that would not be affordable to them. The household pays 30 percent of their gross monthly income and the voucher pays the remainder of the rent owed to the landlord. 1,231 people benefit from this program and 1,017 people are waiting for a voucher. The Lafayette estimates that a household will have to wait 13-18 months to receive a voucher. Since the Lafayette Housing Authority is only allotted an annual amount, a household must "graduate" to self-sufficiency and/or move to another location to free up a voucher for someone on the waiting list.

Given that people must move to self-sufficiency, the Lafayette Housing Authority offers two programs with the use of the Housing Choice Vouchers. The Section 8 Homeownership program assists households that are working towards self-sufficiency, or have established good credit and have taken a home buyer education class to use their voucher towards homeownership. The rules are the same as the traditional Housing Choice Voucher program; however, the voucher is used to help pay monthly mortgage payments instead of rent.

Tenant Based Rental Assistance works in the same manner as the basic Section 8 Housing Choice voucher program. Funding for this program is provided by the HOME funds awarded by the HOME Consortium and administered by the City of Lafayette. These funds help close the gap

on the waiting list by providing assistance for one year before a Section 8 Housing Choice Voucher becomes available for the household. This enables approximately 10 households to come off the waiting list early and receive assistance.

The Lafayette Housing Authority does not have a troubled status.

Homeless and Special Needs 91.220(i)

14. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.
15. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).
16. Homelessness Prevention—Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

To address homelessness, the City of Lafayette must use a two-prong approach. The first method is to address homelessness at the local level. The second method is to participate in homelessness prevention at the state level and participate in the Balance of State Continuum of Care. Through the state of Indiana, the area can assess the homeless problem with a housing first approach and access federal resources directed specifically to homelessness.

At the local level, the cities of Lafayette and West Lafayette participate on the Homelessness Intervention and Prevention Network (HIPN) that include service providers, non-profit housing developers, private foundations, and the Lafayette Housing Authority. Twenty-one people, representing various local organizations, meet on a monthly basis to coordinate efforts of each of the agencies and grantors as well as address new needs of the homeless population. Some of the initiatives the HIPN are working towards include:

- Developing a winter contingency plan to meet the needs of all homeless individuals
- Easing restrictions on some shelters and ensuring emergency shelters and homeless providers meet the needs of all homeless sub-populations
- Advocating for individuals who need homelessness services but may not meet the federal definition of homelessness because they sleep on sofas or share residences with friends.
- Connecting individuals utilizing services to other services that may be of assistance
- Coordinating efforts to ensure an entire Continuum of Care, from the streets to permanent housing, is in place
- Follow the "housing first" plan of the state-wide continuum of care to provide permanent housing, including permanent supportive housing for the chronically homeless
- Seek alternative sources to support the agencies that serve the homeless population in the area

Beginning in 2011, the Indiana Housing and Community Development Authority (IHCDA) will begin to restructure how local planning groups, such as HPIN, operate. The IHCDC office is responsible for providing Emergency Shelter Grants and Continuum of Care funds from HUD to areas of the state not receiving those funds directly. IHCDC serves the balance of the State of Indiana. Previously, the organizations at the local level dictated how they would structure themselves administratively to guide and to fund homelessness programs. In 2011, the local groups will begin duplicating the structure used at the state planning level. The new structure will be called a regional planning council and include new advocacy groups from the educational, medical and veteran services sectors. The regional planning council will work directly with the state in determining the plan to address the needs of homeless individuals, developing funding streams for projects and creating a pipeline of projects to serve the area.

Beyond the scope of administration and planning, the City of Lafayette will utilize CDBG public service dollars to fund social services. These service organizations will support programs funded by the state of Indiana Emergency Shelter Grant dollars and Continuum of Care dollars, alternative grants from the U.S. Department of Housing and Urban Development. Public dollars, matched by funding from the United Way of Greater Lafayette and other private resources will help achieve the following strategies to end homelessness.

1. Support programs that educate neighbors on what to do to help homeless neighbors or neighbors who are at risk of becoming homeless.

| Strategy | One -Year Goal | Objective | Outcome |
|---|---|----------------|--------------------------------|
| Develop new permanent supportive housing for people who are homeless and have special needs, such as domestic violence victims and chronically homeless, with requirements for agencies to follow CSH Dimensions of Quality | 10 units (30% - 7 units) (60% - 4 units) | Decent Housing | Availability/ Accessibility |
| Coordinate efforts with the Indiana Housing and Community Development Authority and local service providers to increase funding resources to serve those who are homeless and living in temporary or transitional housing. | Find 1 additional funding resources | Decent Housing | Availability/ Accessibility |
| Support case management and other services for people who are homeless or at-risk of becoming homeless, with requirements for agencies to follow harm reduction policies. | 200 people (30% - 140 people) (60% - 80 people) | Decent Housing | Availability/ Accessibility |
| Provide rent and utility assistance to people at-risk of homelessness | 35 people (30% - 24 people) (60% - 14 people) | Decent Housing | Sustainability |

2. Support the needs of people living with HIV/AIDS and their families.

| Strategy | One -Year Goal | Objective | Outcome |
|---|---|-----------------------------------|--------------------------------|
| Support case management and other services for people living with HIV/AIDS | 40 people (30% - 28 people) (60% - 16 people) | Suitable Living Environment | Availability/ Accessibility |
| Form a partnership with local service providers to access funding that will support services and housing for persons living with HIV/AIDS | Find 1 additional funding resources | Decent Housing | Availability/ Accessibility |

3. Support social services that meet the basic needs of low income families and households.

| Strategy | One-Year Goal | Objective | Outcome |
|--|--|-----------------------------------|--------------------------------|
| Support social service programs that provide case management and other supportive services for low to moderate income households | 3,988 people (30% - 2,780 people) (60% - 1,596 people) | Suitable Living Environment | Availability/ Accessibility |

Understanding homelessness and the causes of homelessness is an obstacle when trying to educate the general population. From the consultation process in 2010, the City of Lafayette learned that serving as an advocate and educator was a need in the community. Many people did not understand the true picture of homelessness in the community. Rather, the popular picture was a beggar on the street, when in reality the homeless person is a working person who may be in a shelter and have family. The first goal, *support programs that educate neighbors on what to do to help homeless neighbors or neighbors who are at risk of becoming homeless*, strives to address this need by not only serving the homeless neighbors but also work to help the general population understand who is homeless and how the entire community can help these neighbors.

Applicants this year were asked how they would implement harm reduction policies into their program. A harm reduction policy is to allow clients who are intoxicated and non-violent to enter a program. Sobriety is not a requirement of entrance to the program, and the service provider will work with the client to overcome his or her substance abuse issue as part of the cause of his or her homeless experience. The client must be non-violent and not pose a threat to other clients receiving services. These policies account for the quality of the individual and community as a criteria for successful intervention and cessation of substance use. Meaning high quality individuals who are not sober but are in destructive communities need social service assistance immediately, rather than risking their health and life until they can achieve complete sobriety.

With elevated unemployment for people not associated with Purdue University, the City of Lafayette finds providing the basic needs of the residents is the primary method used to bridge the gap between jobs. Meeting these basic needs is a priority for fighting poverty. The cities of Lafayette and West Lafayette, as well as the HOME Consortium will strive for the goals and strategies below to help households stay out of poverty or become self-sufficient and elevate themselves from living in poverty.

- Promote economic empowerment by supporting facilities, services, and activities aimed at developing the self-sufficiency of all low to moderate income residents. Programs and activities to be funded over the next five years include:
 - Child care services
 - Healthcare
 - Family self-sufficiency programs
 - Homeless prevention programs
 - Food banks
- Provide economic development opportunities to low to moderate income families. Programs and activities to be funded over the next five years include:
 - The creation of jobs through City incentives
 - Job training programs
 - Assist businesses with improvements and job creation
 - Promote Section 3 opportunities in current housing projects
- Provide affordable housing opportunities to low and moderate income families
- Continue to work with agencies to identify barriers and issues related to poverty and support programs that will help low to moderate income families overcome those barriers.

Some homeless individuals come from high-risk situations. Their background increases their chances of becoming homeless, such as aging from the foster care system or being released from prison. The people exiting from these situations tend to have little guidance for becoming self-sufficient. Many of these programs already have existing policies to help these individuals cope with the transition from the public systems to self-sufficiency. In an effort to not duplicate efforts of the public systems, the local network must follow those policies and develop social services that support but not copy those efforts. The City of Lafayette has no formal discharge policy from public institutions; however, the Homeless Intervention and Prevention Network, which includes the City and local service agencies, follow the state of Indiana policies.

- Foster Care:

Each state must write a Chafee Plan outlining the state's plan to implement the Foster Care Independence Act of 1999 (FCIA). The law assists young people transition from foster care to stable housing, as well as receive services. The State of Indiana's Plan provides youth ages 14-18 with independent living services, preparing them to live as healthy, productive and responsible lives as self-sufficient adults. Each youth has a comprehensive independent living assessment which identifies strengths and areas for improvement. Services are geared to assist the youth in areas needing improvement. Services include financial, housing, mentoring, counseling, employment, education and other appropriate support.

- Health Care:

The following is the discharge policy plan concerning those with developmental disabilities from health facilities operated by the state of Indiana:

It is the policy of the Bureau of Quality Improvement Services that all individuals moving from State Operated Facilities, Large Private ICF/MR settings and nursing homes be monitored to assure that the transition is proceeding smoothly, that the individuals' Individualized Support Plan is being implemented appropriately, and that any concerns that occur during the transition are dealt with quickly. Individuals transitioning from a state operated facility are surveyed six months after the post transition process is completed, using the residential services and supports survey instrument. Additionally, tracking/monitoring of specialty evaluations occurring during the transition process is performed for individuals transitioning from State Operated Facilities.

- Mental Health:

Formal protocol has been implemented for individuals being discharged from state institutions of care under statute: IC-12-21-2-3. Other protocols are being developed for each individual Community Mental Health Center in Indianapolis. The Indiana Family and Social Services Administration, Division of Mental Health and Addition policy implemented their policy in October 2003. The policy directs that it is the responsibility of the Gatekeeper to develop a discharge plan and to assure that no person leaving a state-operated institution will be discharged to homelessness. The state operated facility staff develops the discharge plan and consumer participation in development of the plan is documented. This policy applies to patients who are transferred to or discharged from a state institution administered by the Division of Mental Health.

- Corrections:*

The following is the discharge policy plan concerning those leaving correctional facilities operated by the state of Indiana:

It is the policy of the Indiana Department of Corrections to provide case management services to create an individualized Re-Entry Accountability Plan prior to discharging offenders.

Case management coordinates the delivery of all treatment services, including the management of programs and services needed for the successful transition from incarceration to community living. This ensures a true continuum of supervision and helps to reduce recidivism through an individualized Re-Entry Accountability Plan. Case management in the correctional environment helps to 1) provide effective programs and services to meet the needs of each offender; 2) prepare the offender for a productive life within the community; 3) increase the offender's potential for successful reintegration into society; and 4) provide for the safety and security of the community.

To implement a case management process, the Department utilizes a Unit Management Team approach. Unit management is based upon the subdivision of a correctional facility into smaller units. Unit management emphasizes decentralization and delegated authority

to a multi-disciplinary unit team. Unit management improves staff and offender communication and facility security.

Barriers to Affordable Housing 91.220(j)

17. Describe the actions that will take place during the next year to remove barriers to affordable housing.

To help the community as a whole overcome the barriers to affordable housing development and also maximize the impact in the community, the City of Lafayette will strive to:

- Overcome financial barriers by seeking additional resources to create concentrated redevelopment
- Attract for-profit developers to partner with not for profit housing development agencies.
- Attract additional subsidy to assist with development for very low income households to maximize long term financial feasibility of affordable housing
- Build projects without long-term debt to help fund operations and maintenance of property
- Enlist all levels of City government to promote urban living in the central City neighborhoods
- Promote positive stories to media outlets to promote positive stories originated or about the central City neighborhoods.

Other Actions 91.220(k)

18. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).

19. Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The City of Lafayette will utilize the Community Development Block Grant to address the general community development needs. The primary use of these funds will be to help the economic recovery of the area and to upgrade infrastructure in the community. The following are goals and strategies to address the general community development needs.

1. Improve public infrastructure and public facilities.

| Strategy | One - Year Goal | Objective | Outcome |
|---|--|-----------------------------------|--------------------------------|
| Upgrade pocket parks for use by residents in low to moderate income neighborhoods | 1 park (any cuts – 0 parks) | Suitable Living Environment | Sustainability |
| Install/retrofit ramps, sidewalks and curb cuts on public streets to comply with the Americans with Disabilities Act (ADA). | 40 people (30% - 28 people) (60% - 16 people) | Suitable Living Environment | Availability/ Accessibility |
| Install sustainable drainage features to reduce storm water run-off in low to moderate income neighborhoods | 600 people (30% - 420 people) (60% - 240 people) | Suitable Living Environment | Sustainability |
| Support the improvement of public facilities and community centers | 909 people (30% - 636 people) (60% - 363 people) | Suitable Living Environment | Availability/ Accessibility |

2. Encourage economic development activities.

| Strategy | One -Year Goal | Objective | Outcome |
|---|--|-------------------------|--------------------------------|
| Assist businesses with façade renovations | 3 businesses (30% - 2 businesses) (60% - 1 business) | Economic Opportunity | Sustainability |
| Encourage the creation of new jobs through the use of an economic development toolbox | 2 jobs (any cuts – 0 jobs) | Economic Opportunity | Availability/ Accessibility |
| Support job training and placement efforts by local service providers | 12 people (30% - 9 people) (60% - 6 people) | Economic Opportunity | Availability/ Accessibility |

The final goal does not have specific measurable outputs. This goal instead addresses the need of the City of Lafayette to continue its working relationship with the City of West Lafayette and improve upon the current coordination efforts. Below are the goal, strategies, objectives, and outcomes.

3. Improve administration and coordination between the cities of Lafayette and West Lafayette.

| Strategy | Objective | Outcome |
|---|-----------------------------------|----------------|
| Coordinate public meetings to compliment each other's Consolidated Planning efforts and utilize all meetings as a way to provide citizen input to each other's plans | Suitable Living Environment | Sustainability |
| Coordinate volunteer efforts to help both communities and reach all low to moderate income census tracts | Suitable Living Environment | Sustainability |
| Develop stronger relationships with other HUD entitlement cities to share ideas and expertise. Use this network on a bi-annual basis to improve efforts in the local community. | Suitable Living Environment | Sustainability |

PROGRAM SPECIFIC REQUIREMENTS

CDBG 91.220(I)(1)

1. Identify program income expected to be received during the program year, including:
 - amount expected to be generated by and deposited to revolving loan funds;
 - total amount expected to be received from each new float-funded activity included in this plan; and
 - amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.
2. Program income received in the preceding program year that has not been included in a statement or plan.
3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.
4. Surplus funds from any urban renewal settlement for community development and housing activities.
5. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
6. Income from float-funded activities.
7. Urgent need activities, only if the jurisdiction certifies.
8. Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.

Typically, the City of Lafayette would estimate the amounts of each grant based on the federal budget passed in September of the previous year, in this case, September of 2010. However, the federal government has not passed a budget for the 2011 year and with numerous cuts in program dollars expected to make up for lost time, the City of Lafayette is estimating three different funding levels. The City of Lafayette expects funding in 2011 to be the same as 2010, 30 percent less than 2010 or 60 percent less than 2010. Projects have been contingently awarded based on the possible funding levels below.

| Program | Level Funding (0%) | 30% Decrease | 60% Decrease |
|---------|--------------------|--------------|--------------|
| CDBG | \$702,716 | \$491,901 | \$281,086 |

The City of Lafayette will reallocate \$175,238 of CDBG funds from previous years. Twenty percent of any program income received will be allocated to administration costs and the balance will be reallocated to the other housing and social service categories. 15 percent of the total grant will be allocated to public service activities.

The City of Lafayette approved the following activities and projects for the 2011 fiscal year. 70 percent of the activities benefit low to moderate income households and individuals, or those earning less than 80 percent of the area median income. For a family of four, the household earns less than \$48,550 per year. City Consultants and Research, LLC has included the needs addressed in the tables to show how each of the projects helps the community.

| Public Service Activities | Funding Level 1 \$105,407 | Funding Level 2 \$73,785 | Funding Level 3 \$42,162 | Need Addressed |
|--|--------------------------------------|-------------------------------------|-------------------------------------|---|
| YWCA – Domestic Violence Intervention and Prevention Program | \$6,500 | \$4,550 | \$4,000 | Support programs for the homeless or people at-risk of homelessness |
| Riggs Community Health Clinic | \$13,000 | \$9,100 | \$5,000 | Support social service programs that help low to moderate income households |
| Mental Health America of Tippecanoe County | \$6,400 | \$4,480 | \$4,000 | Support programs for the homeless or people at-risk of homelessness |
| Lafayette Transitional Housing – Homeless Services | \$10,950 | \$7,665 | \$4,000 | Support programs for the homeless or people at-risk of homelessness |
| Lafayette Urban Ministry | \$17,000 | \$11,900 | \$6,000 | Support programs for the homeless or people at-risk of homelessness |
| Food Finders Food Bank | \$6,800 | \$4,760 | \$4,000 | Support social service programs that help low to moderate income households |
| Tippecanoe County Child Care | \$22,000 | \$15,400 | \$6,500 | Support social service programs that help low to moderate income households and youth |
| Weed -n- Seed | \$22,757 | \$15,930 | \$8,662 | Support programs for the homeless or people at-risk of homelessness |

| | Funding Level 1 | Funding Level 2 | Funding Level 3 | |
|--|-------------------------|-------------------------|-------------------------|---|
| <i>Housing, Public Infrastructure and Administration Activities</i> | <i>\$790,547</i> | <i>\$611,354</i> | <i>\$432,162</i> | <i>Need Addressed</i> |
| Tippecanoe County Council on Aging – SHARP | \$65,000 | \$50,000 | \$50,000 | Help homeowners who have a cost burden with repairs |
| City of Lafayette – Clearance and Demolition of Unsafe Sites | \$15,000 | \$10,000 | \$10,000 | Create a suitable living environment by eliminating slum and blight |
| City of Lafayette – Improvements to curbs for ADA compliance | \$50,000 | \$50,000 | \$50,000 | Create a suitable living environment for the disabled |
| Parks Department – South Tipp Park | \$25,000 | \$25,000 | \$- | Create a suitable living environment for low to moderate income households |
| Tippecanoe County Child Care – Public Facility Improvement (Windows) | \$21,100 | \$- | \$- | Create a suitable living environment for low to moderate income residents |
| City of Lafayette - Street Tree Planting | \$5,000 | \$- | \$- | Create a suitable living environment for low to moderate income households |
| City of Lafayette – Perrin Neighborhood sidewalk/curb improvements | \$450,904 | \$359,974 | \$247,945 | Create a suitable living environment for low to moderate income households |
| Contingency Hanna Community Center | \$18,000 | \$18,000 | \$18,000 | Support social service programs that help low to moderate income households |
| Community Development Department - Administration | \$140,543 | \$98,380 | \$56,217 | General administration costs for the implementing the CDBG Program |

HOME 91.220(I)(1)

1. Describe other forms of investment. (See Section 92.205)
If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.
2. If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).
3. Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).
4. HOME Tenant-Based Rental Assistance -- Describe the local market conditions that led to the use of a HOME funds for tenant based rental assistance program.

If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.

5. If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.
6. Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.
7. Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.
8. If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, state its financing guidelines required under 24 CFR 92.206(b).

The City of Lafayette receives HOME Investment Partnership Funds (HOME) as part of the HOME Consortium. The unincorporated areas of Tippecanoe County, the town of Battleground, the City of West Lafayette, and the City of Lafayette make up the HOME Consortium and determine the use of HOME funds as a governing body. The City of Lafayette is responsible for the administration and implementation of the HOME funds.

The HOME Consortium expects to receive \$888,487 in the 2011 fiscal year and does not expect to reallocate any funds from previous years. Ten percent of any program income received will be

allocated to administration costs and the balance will be reallocated to the category where it was generated or reprogrammed at a later date.

| | |
|--|-------------------------|
| 2011 HOME Allocation | \$888,487 |
| Prior Year Reallocation | \$0 |
| <i>Total HOME Funds (projected)</i> | <i>\$888,487</i> |

The HOME Consortium approved the following activities and projects for the 2011 fiscal year. Each activity goes to meet a direct need in the community. City Consultants and Research, LLC has included the need addressed in the tables to show how each of the projects helps move the community forwards.

| | | |
|---|--|--|
| <i>Homeownership Activities</i> | <i>\$474,959</i> | <i>Need Addressed</i> |
| General Homeownership Program | \$472,959 | Create homeownership opportunities |
| <i>Rental Activities</i> | <i>\$282,256</i> | <i>Need Addressed</i> |
| BDCIN & Lafayette NSP – Chatham Square | \$212,726 | Encourage affordable and responsible rental creation |
| Other Rental Activities | \$69,530 | Encourage affordable and responsible rental creation |
| <i>CHDO Organizational Support</i> | <i>\$44,424</i> | <i>Need Addressed</i> |
| To Non-Profit Organizations conducting housing projects with HOME Dollars | \$44,424 – divided evenly between New Chauncey Housing and the Wabash Valley Trust | General operating costs for Community Housing Development Organizations that carry out HOME-assisted projects. |
| <i>Administration</i> | <i>\$88,488</i> | <i>Need Addressed</i> |
| City of Lafayette | \$88,488 | General administration and oversight of the HOME program, primarily by the lead agency, Affirmative Marketing and Fair Housing activities. |

The City of Lafayette is responsible for enforcing the rules and regulations for use of the HOME funds. They will use administration dollars to pay for staff time associated with monitoring, minority outreach, fair housing outreach, and general project implementation. For reaching the small minority population in the community and furthering fair housing, the City of Lafayette will have to take special measures. These include information pamphlets, outreach with other social service providers, and hosting information fairs about homeownership. Specific items the City will implement for fair housing will be discussed later in this document.

The City of Lafayette will enter into a performance-based contract with the above developers for their projects. The contract will encompass a timeline for completion and all rules and regulations associated with the HOME program. Some of these rules involved recapture or resale guidelines for the eventual payment of HOME funds back to the City of Lafayette. Below are the guidelines all projects must follow.

Lafayette Housing Consortium Resale / Recapture Policy Statement

It is the policy of the Lafayette Housing Consortium to maintain long term affordable housing through investments of federal funds. In accordance with the HOME regulations, this policy is enforced either by recapturing HOME funds to assist other buyers and/or properties (Recapture Option), or by restricting the sale of HOME assisted properties to other low-income (household income less than 80% Area Median Income) buyers (Resale Option). The type and amount of HOME subsidy invested in the property determines the option and the minimum length of the affordability period applied to a property. The requirements of each option are specifically described in the legal documents for each loan. At the end of the period of affordability, the HOME subsidy is forgiven and the property is no longer subject to HOME Program restrictions. As a general practice, when both direct and indirect subsidies are invested in a property, the Recapture Option is utilized.

This policy provides an incentive for long term ownership and encourages neighborhood stability by reducing the HOME investment after five years. Over time, the homeowner's equity increases as first mortgage principal payments increase and the HOME investment is reduced. The homeowner's percentage of net proceeds is increased by capital improvements made to the property, thus protecting their investment and providing an incentive to maintain and improve the property.

In the event of a homeowner's default of HOME requirements during the affordability period due to death, life-threatening illness, or other extraordinary circumstance, the Consortium may allow assumption of the affordability requirements by an income eligible family member on a case-by-case basis.

This policy may be amended from time to time to reflect changes in programs and local market conditions.

Lafayette Housing Consortium Recapture of HOME Funds

The Recapture Option is used when the homebuyer receives a direct subsidy for the purchase of the home, such as down payment or closing cost assistance, or when the unit is purchased at a price below the fair market value. Under this option, the minimum period of affordability is based only on the amount of the direct subsidy.

The homeowner is at liberty to sell to any buyer, at any price the market will bear, but also must repay the direct HOME subsidy received when the unit was originally purchased, which will be reduced on a pro-rata basis beginning year six of the affordability period. Prior to year six, the entire amount of the direct HOME subsidy is due upon closing. In the event the sale proceeds are

insufficient to repay the entire HOME subsidy due, the Lafayette Housing Consortium will share the net proceeds with the homeowner.

Net proceeds of a sale are the sales price minus the repayment of any non-HOME loan balance and seller's closing costs. The amount of HOME funds recaptured is determined by the percentage of net proceeds proportionally based on the ratio of the HOME assistance to the sum of the homeowner's investment (down payment, loan principal payments and documented capital improvements) plus the HOME assistance as following calculation shows:

$$\frac{\text{HOME Assistance}}{\text{HOME Assistance} + \text{Homeowner Investment}} \times \text{Net Proceeds} = \text{HOME Recapture Amount}$$

Once the HOME funds are repaid, the property is no longer subject to the HOME Program restrictions and the HOME liens placed on the property will be released.

At time of sale, if the property increases in value, the HOME investment is repaid and used to fund new eligible projects. If the property fails to appreciate by an amount sufficient to repay both the homeowner's investment and the HOME subsidy, the amount to be recaptured is proportionately reduced. If the net proceeds are less than or equal to zero, the amount to be recaptured will be zero and no additional assistance will be provided to the homeowner. The homeowner is encouraged to maintain the property in a manner that will sustain the original fair market value.

In the event of foreclosure, transfer in lieu of foreclosure or assignment of a FHA insured mortgage to HUD, and there are insufficient net proceeds to repay the HOME investment – the affordability period is terminated and the property is no longer be subject to HOME program restrictions.

Lafayette Housing Consortium Resale of Property

The Resale Option is used when only development subsidies such as site acquisition, rehabilitation, or construction financing are provided to the developer and no direct subsidy is provided to the homebuyer and the unit is sold at the fair market value. The Resale Option ensures that the home remains affordable over the entire period of affordability, even in the event of subsequent sales. Under this option the minimum period of affordability is based on the entire amount of HOME funds invested in the property and the affordability is secured with a recorded covenant or deed restriction. The developer (or City, if lien holder) may use purchase options, rights of first refusal or other preemptive rights to purchase the property before foreclosure to preserve affordability.

Unless the Consortium has established a presumption of affordability for the property's neighborhood in accordance with the specialized procedures per the HOME Final Rule at 24 CFR 92.254(a)(5)(i)(B), the homeowner is required to sell the property to an eligible low-income buyer at an affordable price.

The sale must meet three criteria:

- 1) The new buyer must be low-income and occupy the home as their principal residence for the remainder of the original affordability period.
- 2) The sales price must be affordable to a reasonable range of low-income homebuyers (PITI not to exceed 30% of gross income).
- 3) The original buyer must receive a fair return on their investment, which includes Down payment, loan principal payments, and documented capital improvements.
 - a. Community-wide appreciation of property values will be considered when calculating fair return. The percentage of appreciation over the years the property was owned, as determined by sales price data provided by the Lafayette Regional Association of Realtors, or its successors, will be used to allow the property owner the same appreciation rate as the rest of the community.

The selling price is determined by adding the non-HOME debt balance, seller's closing costs and fair return. If the selling price of the home is not affordable to low-income families, the Consortium may choose to provide additional direct subsidy to the new buyer to meet the affordability requirements. In this case, a new affordability period based on the direct subsidy amount is applied to the property, but the total (original + new) HOME funds invested in the property may not exceed the regulatory limit on HOME assistance per unit. The additional funding must be through an existing homebuyer program and the new buyer must complete an approved homebuyer education course.

Calculation to Determine Fair Return:

The Lafayette Regional Association of Realtors maintains average sales prices within Tippecanoe County. The Consortium maintains a chart of the average sales price for the calendar years since 1995. Homeowner activities prior to 1995 have met the required period of affordability and are not subject to resale restrictions at this time. The appreciation (or depreciation) rate is determined by computing the percent of change from the year of purchase to the year of sale. The homeowner investment is increased or decreased according to the percent of change. The following calculations show how the fair return is determined.

$$\frac{\text{Average Sales Price the Year of the Sale} - \text{Average Sales Price the Year of the Purchase}}{\text{Average Sales Price the Year of the Purchase}} = \text{Percent of Change}$$

$$100 \pm \text{Percent of Change} \times \text{Homeowner Investment (down payment, principal payments and capital improvements)} = \text{Fair Return}$$

HOPWA 91.220(I)(3)

1. One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.

The City of Lafayette does not receive HOPWA funding.

OTHER NARRATIVES AND ATTACHMENTS

Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

Fair Housing Initiatives

Neither the City of Lafayette nor the City of West Lafayette has any regulatory impediments to fair housing choice. The City has a number of positive aspects regarding fair housing choice.

- The Comprehensive Plan for the Tippecanoe County includes mixed housing to allow for greater housing choice across the county.
- Overall, Tippecanoe County does have a high amount of affordable housing available, with 63 percent of the values of homes affordable to households earning 80 percent of the median family income or less. 93 percent of the rental units are affordable to households earning 80 of the percent median family income or less.
- The Human Relations Commissions provided regular training programs to landlords over the past five years and continues to serve as advocates for fair housing choice.
- The cities of Lafayette and West Lafayette made some progress towards the goals set in the previous AI, including supporting additional homeownership training, providing articles for community outreach and including minority realtors in housing development projects.

Despite the progress made, some obstacles or impediments to fair housing still exist. The following chart outlines a variety of areas in need of improvement. The table ties each area to a specific area in this document. Each area may not have an impediment to fair housing choice connected, but may instead be an obstacle to fair housing such as maintaining records, fair housing education or community partnerships. The cities of Lafayette and West Lafayette will utilize five years, 2010-2014, to address the impediments listed in the chart.

| Area in Need of Improvement | Impediment/Obstacle | Resolution/Outcome | Date to be Completed |
|-----------------------------|---|---|----------------------|
| Compliance Data | The general population is not aware of fair housing issues or where to file complaints. | Provide user friendly information brochures and distribute through community housing development and social service agencies. | On-going: 2010-2014 |

| Area in Need of Improvement | Impediment/Obstacle | Resolution/Outcome | Date to be Completed |
|-----------------------------|--|---|----------------------|
| Community Input | The general population, particularly the minority population, is not fully educated in the home buying process. | Support homeownership training classes. | On-going: 2010-2014 |
| Community Input | Though undocumented, some landlords are unclear on the protected classes as part of the fair housing acts, particularly familial status. | Provide education seminars to landlords and tenants to help facilitate understanding about the requirements of fair housing and each party's responsibilities. | On-going: 2010-2014 |
| Housing Profile | Racial disparities are prominent in the number of denials for home loans. | Contribute to the professional publications, such as those with local real estate groups to encourage fair housing practices and emphasize the importance of fair housing choice. | On-going: 2010-2014 |

Monitoring

Monitoring assures that recipients of federal funds are in compliance with local objectives and federal program requirements. The intent and objective of the cities is to work cooperatively with contractors and sub-recipients in the use of federal funds as best possible and within reasonable time constraints. Monitoring shall be an ongoing process with technical assistance available throughout the implementation and completion of all activities undertaken.

In accordance with Part 91.230 of the Consolidated Plan regulations, the cities issue the below statement of policy regarding a Monitoring Plan. This statement of policy describes the monitoring objectives and procedures used in the monitoring process. The cities will meet the overall monitoring objective to document and ensure compliance by annually planning and conducting review of projects and activities. Recipients deemed to be at a higher risk for non-compliance will receive an increased level of technical assistance and oversight until the concern has been resolved.

Community Development Block Grant

Part 570 governing the use of Community Development Block Grant (CDBG) funds requires that any activity, function, or program related to the use of federal funds for housing, suitable

living environment, neighborhood improvements, and expanded economic opportunities, principally for low and moderate income persons, shall be monitored to ensure compliance. Monitoring for program compliance is an ongoing process of planning, implementation, communication and follow-up. Monitoring actually occurs throughout the life of a funded activity, from initial project planning to the end of long-term compliance periods. While the cities will develop and implement individual monitoring plans to best meet the needs of each community, the underlying parameters for those plans follow.

Initial Review of Project Eligibility

1. Requests for funding must be supported with an application to be reviewed for allocation recommendation. Applications include specific information regarding design of project, cost of project and beneficiaries.
2. Each activity must be eligible under related program rules and must meet one of the three national objectives -- benefit low and moderate income persons, aid in the prevention or elimination of slum and blight conditions, or meet an urgent need which threatens the health or welfare of the community.
3. An activity must be consistent with local goals and objectives as expressed in adopted policies and/or established plans and must comply with related program regulations.
4. Successfully funded applicants are required to sign a funding agreement outlining all of the requirements, regulations and standards. Funding agreements for all real property activities shall specify the acceptable use of the property, the length of the restrictive period, and disposition requirements.

Ongoing Review of Project Compliance

1. On-site monitoring will be conducted as may be deemed necessary and reasonable by the City. Desk reviews and off-site monitoring will be an ongoing activity.
2. Claims for payment are filed, with appropriate documentation, with the program manager. The program manager reviews the claim and approves it for payment.
3. Quarterly, monthly, and/or annual reports on project and activity status are required of all sub-recipients.
4. The program manager will also monitor for beneficiary compliance.
5. The Cities of Lafayette and West Lafayette program activities generally do not include program income to the sub-recipient/contractor. If this does occur, all program income shall be returned to the City for appropriate use and reporting except in those limited situations that are authorized by the City.

Follow-up and Enforcement

1. Compliance concerns are addressed at all phases of an activity, as soon as the project manager is aware of the issue. Technical assistance is provided as necessary to maintain compliance.
2. Annual reviews of sub-recipient activities are conducted by the project manager, using a checklist of areas to be reviewed. The annual reviews are followed up with written statements of compliance or non-compliance. In situations of non-compliance, the written statements detail methods and timeframes to bring the activity back into compliance.
3. Sub-recipients may be required to file a Certified Public Accountant (CPA) annual report of sub-recipient's financial stability and federally funded project expenditures. Records shall be maintained for five years after project closeout, which is when final payments and all related matters are closed.
4. Enforcement of activities not in compliance shall follow Part 85.43 with the right of appeal, as well as termination of a contract/agreement.

HOME Investment Partnerships Program

As lead agency for the Lafayette Housing Consortium, the City of Lafayette is responsible for monitoring of HOME funded activities. As with the CDBG policy, monitoring for HOME program compliance is an ongoing process of planning, implementation, communication and follow-up and occurs throughout the life of a funded activity, from initial project planning to the end long-term compliance periods. Technical assistance is provided during the initial project planning and during the development stage. Progress and final payments are contingent upon compliance. Monitoring reviews during the period of affordability are conducted with the use of checklists and are followed up with written statements of compliance or noncompliance. In situations of non-compliance, the written statements detail actions and timeframes to bring the activity back into compliance. In addition, HOME funded activities are monitored according to the regulatory requirements for each type of activity.

HOME Activities Administered by CHDO's, Non-Profits, or For-Profit entities

1. Applications for funding must include specific details about the project, costs and beneficiaries.
2. Successfully funded applicants are required to sign a funding agreement, mortgage and/or covenants outlining all of the requirements, regulations and standards.
3. A program manager will perform site inspections periodically throughout the project.
4. Claims for payment are filed, with appropriate documentation, with the program manager. The program manager reviews the claim and approves it for payment.
5. The program manager will also monitor for beneficiary compliance.

Follow-up and Enforcement

1. Compliance concerns are addressed at all phases of an activity, as soon as the project manager is aware of the issue. Technical assistance is provided as necessary to maintain compliance.
2. Annual reviews of subrecipient activities are conducted by the project manager, using a checklist of areas to be reviewed. The annual reviews are followed up with written statements of compliance or non-compliance. In situations of noncompliance, the written statements detail methods and timeframes to bring the activity back into compliance.
3. Subrecipients may be required to file a Certified Public Accountant (CPA) annual report of subrecipient's financial stability and federally funded project expenditures. Records shall be maintained for five years after project closeout, which is when final payments and all related matters are closed.
4. Enforcement of activities not in compliance shall follow Part 85.43 with the right of appeal, as well as termination of a contract/agreement.

HOME Rental Projects

1. Each project is monitored as described above.
2. Documentation is provided to the program manager to ensure compliance with the funding agreements/mortgage/covenants. This documentation includes the number of assisted units, type and size of units, income level of residents, rent rates, utility allowances, and units receiving Section 8 or units receiving TBRA, if applicable.
3. HOME units are physically inspected to verify the condition of each unit and ensure compliance with HQS standards.

Tenant Based Rental Assistance (TBRA) Projects

1. TBRA projects are governed according to their funding agreements.

2. On an annual basis, the program manager meets with the administrator of each TBRA program. The administrator provides the program manager with information program policy and procedures, outreach, participant selection, unit information (including lead based paint visual and HQS inspections), tenant income documentation, tenant leases, and, if applicable, information regarding required self-sufficiency programming.
3. Claims for payment must be approved by the program manager and must include applicable documentation.

HOME Activities Administered by the City of Lafayette

1. Each activity is reviewed by the program manager for project feasibility, occupant eligibility and other factors such as appropriate subsidy levels.
2. The program manager will inspect each project to estimate project costs and requirements.
3. Upon approval of a project, funding agreements and/or mortgages are signed by applicant outlining terms and conditions of funds.
4. The program manager will monitor the progress of the project. The program manager will work with building inspectors in the appropriate jurisdiction to verify compliance with local building codes and construction standards.
5. Claims for payment are reviewed and approved by the program manager monitoring the project.
6. A final inspection at the completion of the project must be completed prior to the final payment. Also prior to final payment, the certificate of occupancy and/or inspection reports from the Building Department are obtained.

Neighborhood Stabilization Program

As part of the Housing and Economic Recovery Act of 2008, the City of Lafayette has received an additional \$7.77 million from the U.S. Department of Housing and Urban Development (HUD) and the Indiana Housing and Community Development Authority to stabilize areas hit by high foreclosures and declining property values. These dollars are in addition to the annual entitlement dollars and have been given as a one-time grant to impact struggling neighborhoods.

The area to be served by the NSP grant is the Glen Acres and adjacent Vinton neighborhoods. Glen Acres is bordered on the west by Sagamore Parkway; the north by Greenbush Street; the east by Creasy Lane and the south by Union Street. Vinton Neighborhood is bordered on the west by Erie Street; the north by Sagamore Parkway; the east by Sagamore Parkway and the south by Greenbush Street. Glen Acres is primarily a single-family residential neighborhood. Contained within the neighborhood was the Bridgeway Apartments. The focus of the grant is the demolition of Bridgeway to be replaced by a new development combining apartments and single family homes. The new development is known as Chatham Square. In addition to the Chatham Square development, NSP funds will be used for other activities in the Glen Acres Neighborhood. A breakdown of the anticipated uses of the allocated funds includes:

- *Administration - \$370,200*
This activity will provide funds to pay for expenses related to administering the NSP grant.
- *Redevelopment/New Construction - \$6,170,000*
This activity will involve the demolition of the Bridgeway Apartments and the development of Chatham Square. Chatham Square will include 89 income-targeted rental units and up to 10 new single-family homes.
- *Purchase and rehabilitate homes and residential properties that are abandoned or foreclosed upon in order to rehabilitate and sell such properties. - \$ 1,174,000*
This activity will involve the purchase of approximately eight (8) homes. The houses will be renovated and then sold to income-qualified homebuyers who intend to occupy the property as a primary residence.
- *Demolish blighted structures - \$210,000*
This activity will involve the purchase and demolition of approximately six (6) homes. Homes identified as blighted, unsafe and beyond repair will be targeted.

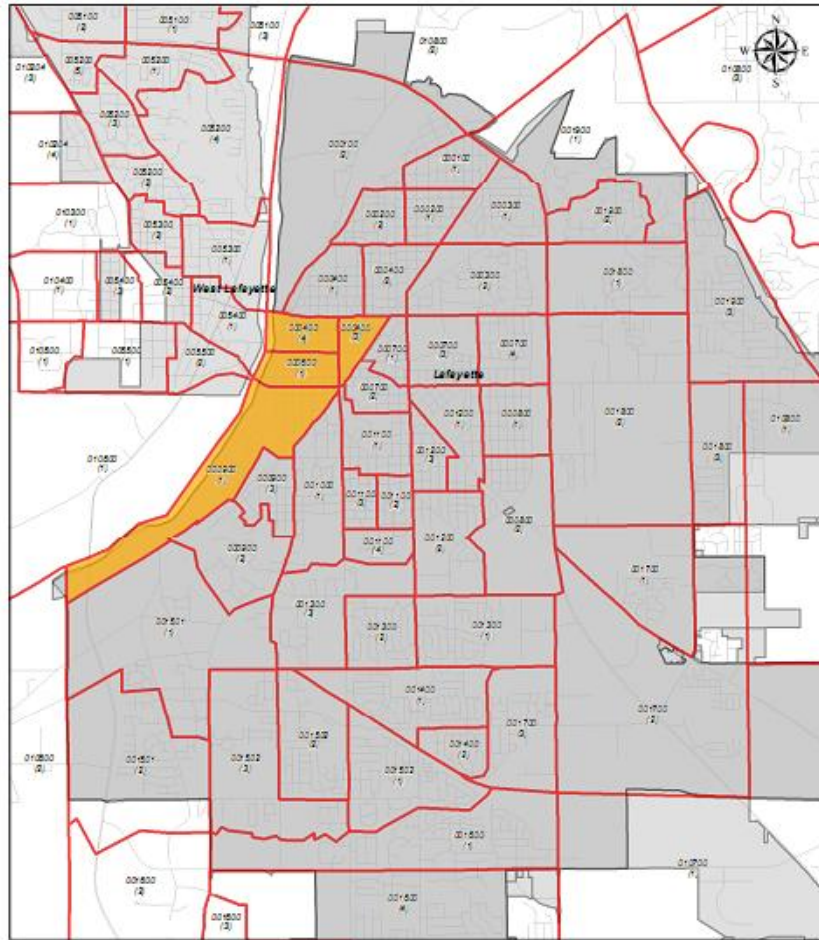
The Redevelopment Department with the City of Lafayette is charged with the implementation of the Neighborhood Stabilization Program projects.

Neighborhood Revitalization Strategy Area

The 2010-2014 Consolidated Plan discusses the needs and assets of Tippecanoe County, particularly those in the cities of Lafayette and West Lafayette; however, a Neighborhood Revitalization Strategy Area focuses on a portion of the community experiencing severe distress. A Neighborhood Revitalization Strategy Area (NRSA) gives a community and developers greater flexibility in federal regulations when investing funds from HUD. Projects have enabled large sums of federal dollars, leveraging local tax funds, to redevelop neighborhoods and offer new opportunities to the residents of the community. Built on previous successes, the City of Lafayette will continue to focus in the current NRSA. Figure VII-I shows a map of the previous NRSA approved in 1999. Figure VII-II shows a map of the new NRSA boundaries, including census tracts 4-3, 4-4, 6-1 and 9-1. The NRSA will expand to include Historic Jefferson Neighborhood, located just east of the previous NRSA.



*Figure VII:I:
Map of the
Previous
NRSA.
Source: City
of Lafayette/
Tippecanoe
County GIS,
1999.*



*Figure VII:II:
Map of the
2010 NRSA.
Source: City
of Lafayette/
Tippecanoe
County GIS,
2010.*

Map Prepared by
The City of Lafayette, March 2010
Data Sources: U.S. Census Bureau, 2000 Data
Tippecanoe County GIS

Tippecanoe County

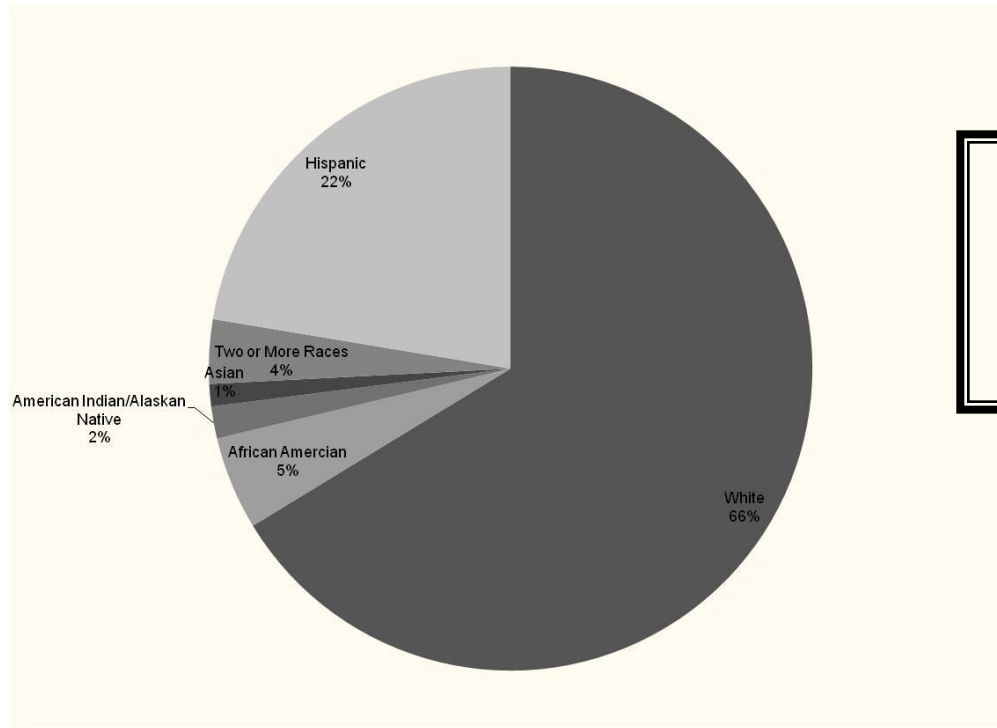
- All Other Areas
- NRSA Strategic Areas
- Corporation Limits

The determination of the NRSA is based on statistical information from the 2000 U.S. Census and must meet federal guidelines. While the regulations are extensive in their explanation, three basic guidelines assist the City with the designation. The first NRSA guideline is that the area must be contiguous. One neighborhood cannot be selected as an addition to the area unless it borders to current NRSA. Figure VI-II shows how all the neighborhoods and communities are connected. Because some active neighborhoods do not meet the income criteria for the 2010 NRSA based on statistical information readily available, the City of Lafayette will conduct an income survey of to add other areas to the NRSA during the course of the first year of the 2010-2014 Consolidated Plan.

General Demographics

The current NRSA combines racially and ethnically diverse communities. Residents, as part of the 2000 U.S. Census identified themselves with one or more races. Three dominant races make up

the majority of the area's population. 66 percent of residents identified themselves as White and 5 percent identified themselves as Black. Twenty two (22) percent identified themselves as Hispanic. Other races made up less than seven (7) percent of the total population for the area.



*Figure VI:III:
Race/EthniCity
make-up for
NRSA.
Source: U.S.
Census, 2000.*

The second NRSA guideline states the area must have a high percentage of low to moderate-income households. To determine this number, the City of Lafayette utilized census tracts and block groups to determine the percentage of low to moderate-income households in an area. 88 percent of the households in the NRSA are low to moderate income. Meaning, 88 percent of the households are earning less than 80 percent of the MFI for Lafayette. 100 percent of the census tracts and block groups within this area report 80 percent or more of the population living below 80 percent of the MFI.

The third NRSA guideline is the area must demonstrate signs of higher distress than the entire City. To assess the distress of the area, the City analyzed information from the 2000 U.S. Census and from the Home Mortgage Disclosure Act (HMDA). When comparing data from the NRSA and proposed addition to the county date examined earlier in this Consolidated Plan, the evidence clearly shows a need to focus attention in these communities to address the need.

The residents of these communities face many obstacles to reclaim their neighborhoods from decline. Lower income, vacant housing, high housing costs related to income, lack of education and high unemployment are a few of the obstacles the residents must overcome to achieve self sufficiency.

Education and Employment

As previously discussed, each census tract has a high percentage of low to moderate income households, some as high as 99 percent. Table VI-I compares the median household income and the median family income for the NRSA to the entire City. Household income is the income total for all persons residing in a residence and family income is the income total for all related persons residing in a residence. The incomes in the proposed addition are 38 to 40 percent less than those of the entire City of Lafayette.

Table VII-I: Median Family Income of Lafayette vs. NRSA. Source: U.S. Census, 2000.

| | Median Household Income | |
|-----------------|-------------------------|--------|
| Total Lafayette | \$ | 41,556 |
| NRSA | \$ | 19,335 |

Some households are fortunate to be earning the income they have. A higher percentage of residents in the NRSA do not have employment. Over 27.7 percent of the population was unemployed in the area in 2000. (Statistics for block groups are only available as part of the decennial census). That figure is to have increased during the most recent recession, beginning in 2008. The residents of these communities traditionally face higher unemployment and jobs with lower wages than their counterparts in the rest of the county. At the time these unemployment rates were recorded, the entire county had an unemployment rate of 9.4 percent, much lower than the NRSA.

Lack of education can explain the high unemployment and lower income for residents of the area. 29 percent of the residents have not completed high school or a graduate equivalent. The percentage of residents without a high school diploma in the NRSA is significantly higher than the percentage for the entire City, nearly double the amount. This shows a need to educate and train the residents for jobs that pay a higher, living wage.

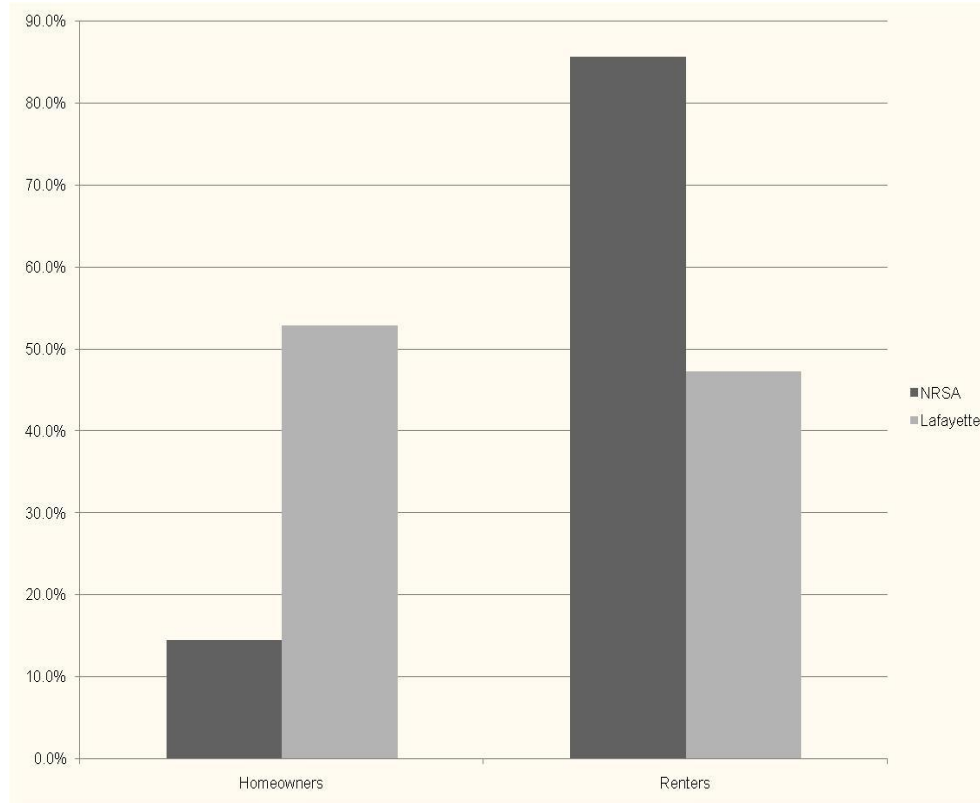
A living wage is different from the minimum wage. A living wage is a wage in which a household can afford the housing. HUD determines a living wage from a household's ability to afford a two bedroom apartment based on the fair market rents in the City. The household must not work more than 40 hours per week and spend no more than 30 percent of the gross monthly income towards housing. To afford a two bedroom apartment in Lafayette, a household must earn \$14.81 per hour. This is the living wage for Lafayette.

Housing and Market Conditions

HUD determines housing to be affordable to a household if that household does not spend more than 30 percent of their gross monthly income towards housing costs, including rent or a mortgage, taxes, insurance and utilities. Not all residents are fortunate to pay less than 30 percent of their

gross monthly income towards housing. Approximately 3,902 people in Lafayette, or 35 percent, who rent their residence spend more than 30 percent of their gross monthly income towards housing costs. That number jumps to 37.14 percent of renters in the NRSA. Over 22 percent of renters are severely cost burdened, paying more than 50 percent of their gross income towards housing costs.

The homeownership rate is less in the NRSA than in the City of Lafayette. The majority of the population in the NRSA is renting their homes, which is the opposite of the entire county. Figure VII-IV shows the disparity between the homeownership rates between the county and the NRSA areas.



*Figure VII:IV:
Housing
Tenure:
Lafayette vs.
the NRSA.
Source: U.S.
Census, 2000.*

For persons wanting to purchase a home, they face greater obstacles trying to obtain a mortgage. HMDA data shows census tracts with higher concentrations of minorities which have a higher denial rate for mortgages. The rate for minority concentrations of 50 percent or more is four times the denial rate for census tracts with less than 10 percent minority. The current NRSA includes these areas of high minority concentration. By targeting affordable homeownership opportunities in these areas, households will be able to gain wealth and investment in their neighborhood through homeownership.

This may be difficult as residents in the NRSA make up a larger portion of the households earning lower incomes. 30.3 percent of the people living in the NRSA live below the poverty line while only 12 percent of the citizens of Lafayette live below poverty. With median income at half of that of the rest of the City, affordable housing development will be the most immediate solution to the problems facing these communities.

To increase affordable housing, there are many homes in the area for potential rehabilitation or re-construction. The United States Post Office tracks vacancy of homes and buildings. 6.69 percent of residential buildings in the NRSA are vacant compared to 9.7 percent in all of Lafayette. This is a rare instance when the vacancy rate is higher for the entire City. This is most likely due to the continuing foreclosure crisis that has hit all income levels and all type of neighborhoods with varying housing values.

Special Needs Housing and Homelessness

According to the U.S. Census, 28 percent of the population living within the total NRSA area stated having one or more physical or mental disabilities. Location to public transportation and social services is very important to many of these residents. These special needs populations often need services to remain self sufficient. Permanent supportive housing is affordable rental housing option with support services for persons with special needs or very low income.

Still others have not reached a point of stability that permanent supportive housing is a good solution. Some persons with disabilities, substance abuse issues or very low income require more immediate shelter and attention to address their needs. Emergency shelters and transitional housing scattered throughout the NRSA assist these individuals.

Goals and Objectives

Once Lafayette has designated a Neighborhood Revitalization Strategy Area (NRSA), it will target the area for housing and economic development projects. While the goal of the City of Lafayette is to assist the entire county, it will track the progress in the NRSA over the next five years, helping residents achieve self sufficiency. Many of the target areas and neighborhoods from the Neighborhood Stabilization Program, mentioned earlier in this Consolidated Plan, are located within the NRSA. The City of Lafayette will strive to stabilize these neighborhoods through modified versions of the five-year goals of this Consolidated Plan. The goals for the NRSA are:

The City of Lafayette will strive to meet the following goals and outcomes within the NRSA.

1. Stabilize homeownership within the NRSA.

| Strategy | Five-Year Goal |
|---|-----------------------|
| Provide repairs for homeowners who are unable to save for large repairs, targeting households under 80 percent of the area median income. | 15 units |
| Provide down payment assistance to help first-time homebuyers achieve homeownership | 20 households |
| Assist with lead-based paint testing and abatement of lead-based paint from homes with small children via home repair. | 4 households |
| Acquisition/rehab existing homes in established Lafayette neighborhoods to sell to low to moderate income families | 4 units |

2. *Support social services that meet the basic needs of low income families and households.*

| Strategy | Five-Year Goal |
|--|----------------|
| Support social service programs that provide case management and other supportive services for low to moderate income households | 50 people |

3. *Encourage economic development activities.*

| Strategy | Five-Year Goal |
|---|----------------|
| Assist businesses with façade renovations | 3 businesses |
| Encourage the creation of new jobs through the use of an economic development toolbox | 2 jobs |
| Support job training and placement efforts by local service providers | 12 people |